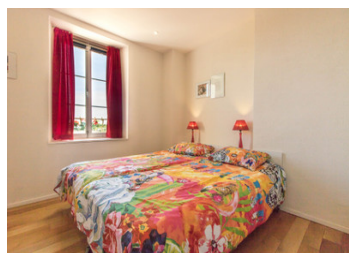


Successful gite complex , ideal position near a leisure lake in Dordogne



INFORMATION

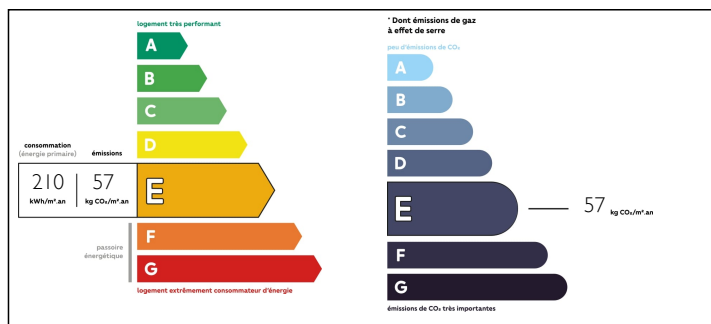
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	15
Bath:	6
Floor:	350 m2
Plot Size:	7591 m2



IN BRIEF

This up-and-running gite business is ideally located between both a leisure lake, and a pretty town in the Dordogne. As well as an owners' accommodation with three bedrooms, there are two gites to sleep 10 plus two infants, both properties with their own entrances and patios. The communal facilities are superb; a swimming pool and separate children's paddle pool; a Jacuzzi; an undercover hangar with swings, barbecues for guest use, a bar and laundry facilities; a tennis table area, badminton court and plenty of garden. Currently, this property has a healthy turnover and caters for groups – many of which rent the entire property for family celebrations. A must-see for someone looking for a business opportunity in the wonderful Dordogne!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Gite 1:

From the front door, to the left with a large Kitchen/Diner. Open-plan and modern in style, this has plenty of seating and cooking facilities. A ground floor WC, and from the front door outside you find a private terrace with seating.

Upstairs on the first floor, you find three bedrooms; two double and one with bunk/twin beds. There is a shower room and separate WC on the corridor.

On the second floor, there are three more bedrooms; one double, one with bunk/twin beds, and one for babies equipped with twin cots. A shower room with separate WC is found on the corridor.

Gite 2:

Similar to the first Gite, this also has a large Kitchen/Diner to the left, and also benefits from a bedroom with accessible bathroom on the ground floor – ideal for guests with limited mobility. You'll find a private terrace outside of the front door with seating area also.

Upstairs on the first floor, are two bedrooms; one double and one with bunk/twin beds. A shower room, with separate WC on the corridor.

On the second floor, are three more bedrooms; one double, one with bunk/twin beds and one with twin cots. Another shower room and separate WC on the corridor.

Owners Accommodation:

Located in an extension to the rear of the property, this has its own Barbecue area to the side of the property. Enter into a hallway with WC, and to the right a large Living/Dining room....

LOCAL TAXES

Taxe foncière: 2327 EUR

Taxe habitation: 1404 EUR

NOTES